

TITLE REQUIREMENTS FOR DEVELOPER PROJECTS

Howard County, Maryland must ensure that all legal documents to be executed by the County are executed by the appropriate legal owners. The developer shall request a title attorney and/or title company to prepare a title report for each property that is affected by the proposed subdivision and/or site development. The title attorney and/or title company will be required to provide a narrative title report which shall include, but not be limited to the following items:

1. Title Report - The contractor shall research the history of ownership of each property back to **1950**.
2. The project number and name of the developer project.
3. The following wording shall appear on each narrative title letter: Fee simple title is good and marketable as vested of record in_____, as acquired from _____, by deed (or other type of legal instrument) dated and recorded among the Land Records of Howard County, Maryland, in Liber Folio _____.” “The property is subject to the following encumbrances”. **A FULL COPY OF THE TITLE DEED(S) SHALL BE PROVIDED.**
4. All encumbrances shall be noted and full copies of each document provided.
5. Any exceptions to title shall be noted and full copies of each document provided.
6. The status of taxes shall be noted.
7. The following statement shall appear prior to the title attorney’s and/or title company’s signature:
 “ This report is given as of (date).”
 or
 “ Title was run through (date).”
 This statement shall clearly identify the date of title.
8. The title attorney and/or title company shall bring to the County’s attention any possible problems with the title.